

LAND FOR SALE

Caldwell Road Tract

- ±125.2 acres, Clark County, AR
- 1999 and 2004 Pine Plantations
- Caldwell Road Frontage with Internal Roads
- Hunting Cabin & Small Pond

\$173,000.00

See this and other listings at
www.kingwoodforestry.com



**KINGWOOD
FORESTRY
SERVICES, INC.**

PHONE: (870) 246-5757
FAX: (870) 246-3341

E-mail us at
arkadelphia@kingwoodforestry.com



The tract contains ±94 acres of well-stocked, industrial grade 2004 pine plantation plus ±28 acres of 1999 pine plantation nearly ready for pulpwood thinning.

The Caldwell Road Tract (Listing #4360) is located approximately six miles south of Amity and about twenty miles west of Arkadelphia. Access is frontage on gravel Caldwell Road. An all-weather road crosses the tract. Tract is surrounded by industrial timberland. There is a small hunting camp with cabin plus a small pond on tract. Soils are fine sandy loam, Carnasaw-Bismarck-Zafra complex, and Zafra-Carnasaw-Pirum complex with site index for loblolly of 82 feet (base age 50).

Please visit our website
www.kingwoodforestry.com
to view maps and photographs of this tract
and all of our active listings.

Excellent Hunting!

Pine Plantations



Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

NOTICE OF LAND SALE
CALDWELL ROAD TRACT (LISTING # 4360)
CLARK COUNTY, ARKANSAS

Method of Sale: The tract is offered for sale for **\$173,000.00**. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**Caldwell Road Tract**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers please call our office to confirm receipt of offer. Offers also may be hand-delivered or sent by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

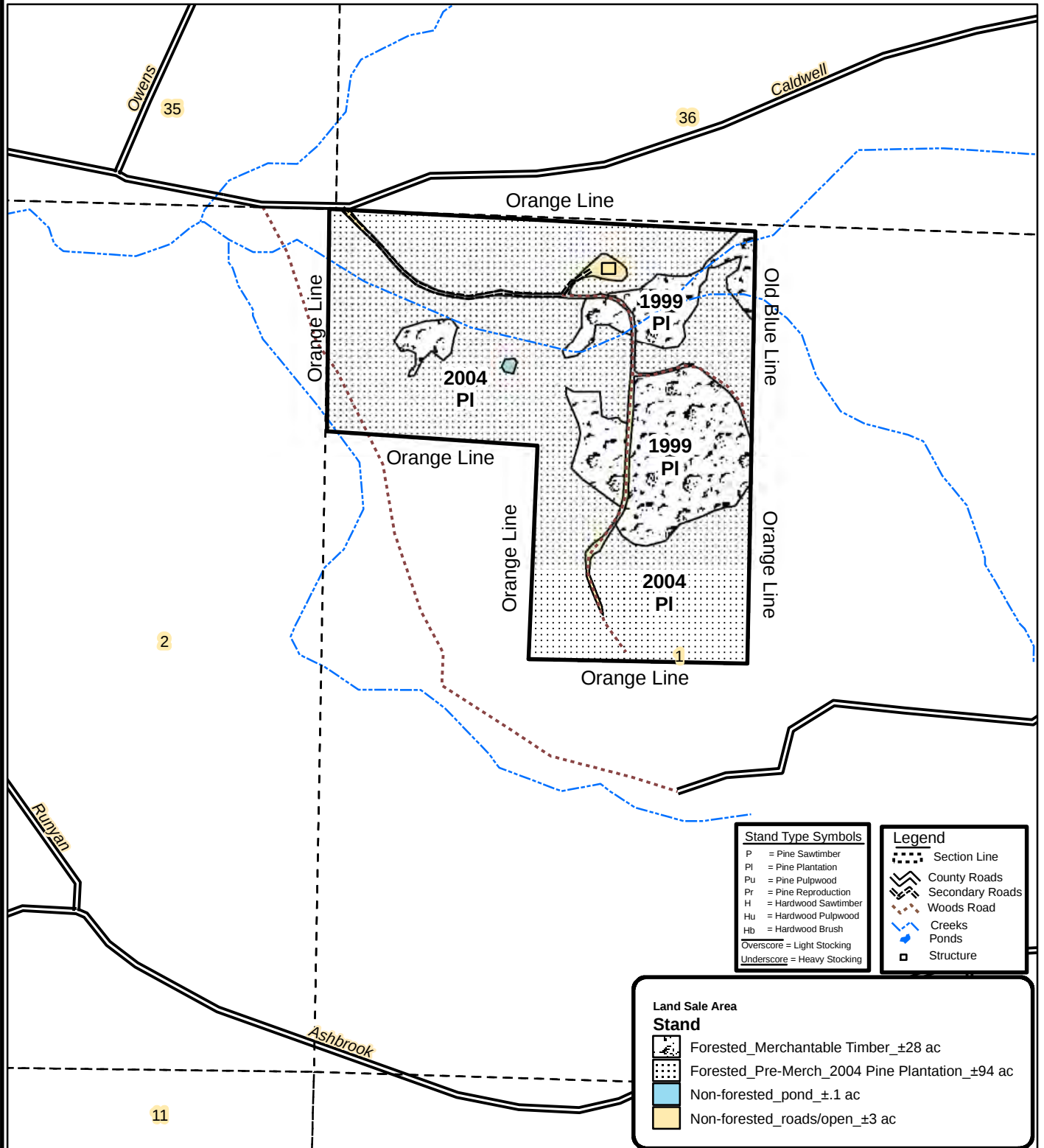
1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of five business days for Seller to consider. Seller reserves the right to either accept, counter or reject the offer.
2. Upon acceptance of an offer, a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the Buyer and Seller. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is expected to be held within thirty (30) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety, for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide a survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by Seller.
5. Seller will pay pro-rated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will conduct closing between Buyer and Seller, with each paying one-half of fees associated with closing services.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise. The cabin will convey with the land.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

www.kingwoodforestry.com

**Fr. 1/2 of NW 1/4, SE 1/4 of NW 1/4, Sec. 1, T7S, R23W
Clark County, Arkansas,
containing 125.2 acres, more or less.**



NOTICE OF LAND SALE
"Caldwell Road Tract" - Listing #4360
 Frl. N½ of NW¼, SE¼ of NW¼, Sec. 1, T7S, R23W
 Clark County, Arkansas,
 containing 125.2 acres, more or less.



Stand Type Symbols	
P	= Pine Sawtimber
PI	= Pine Plantation
Pu	= Pine Pulpwood
Pr	= Pine Reproduction
H	= Hardwood Sawtimber
Hu	= Hardwood Pulpwood
Hb	= Hardwood Brush
Overscore	= Light Stocking
Underscore	= Heavy Stocking

Legend	
	Section Line
	County Roads
	Secondary Roads
	Woods Road
	Creeks
	Ponds
	Structure

Land Sale Area

Stand

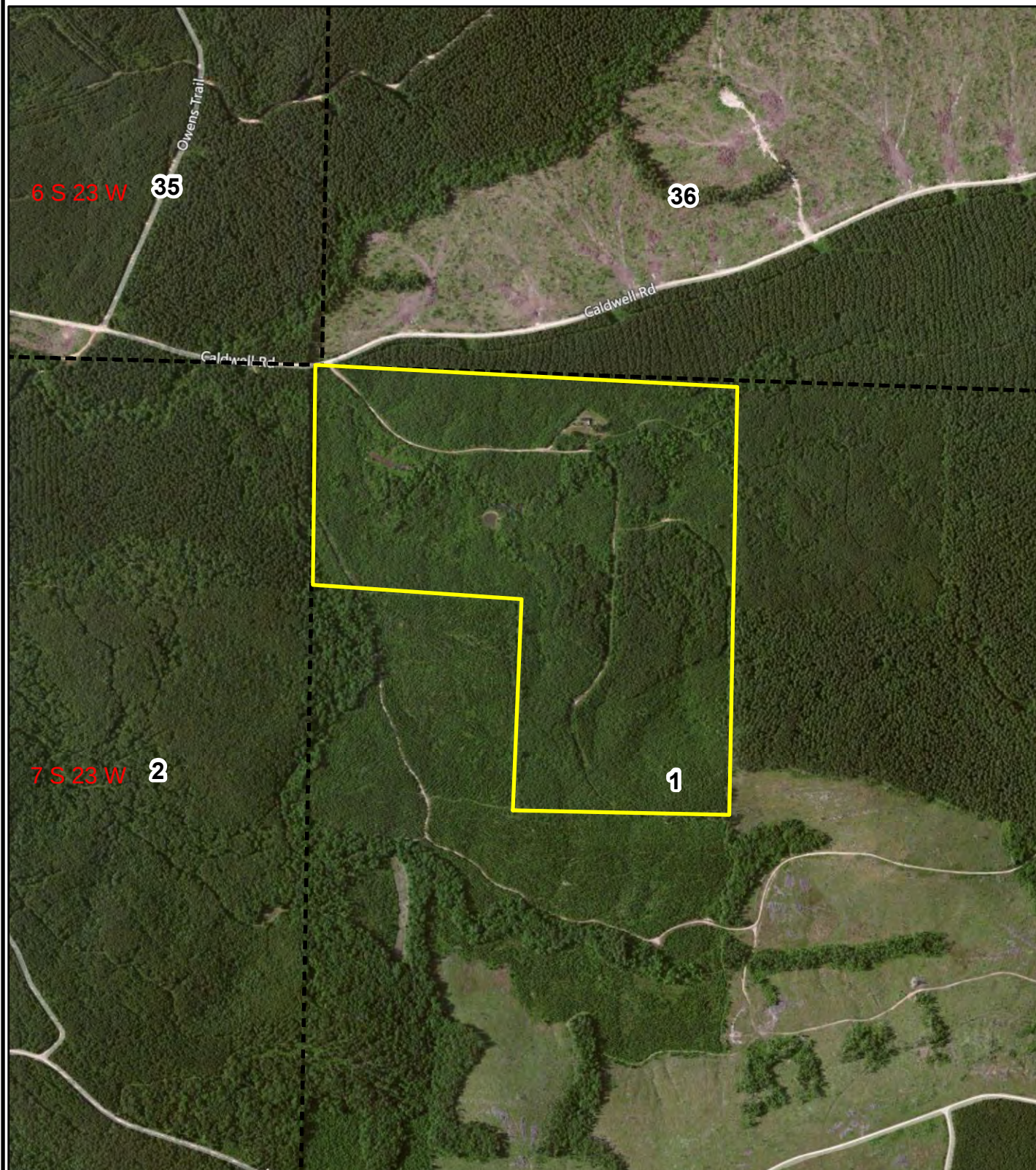
	Forested_Merchantable Timber_±28 ac
	Forested_Pre-Merch_2004 Pine Plantation_±94 ac
	Non-forested_pond_±.1 ac
	Non-forested_roads/open_±3 ac

0 0.125 0.25
 Miles



Created: July, 2012
By: JDT

NOTICE OF LAND SALE
"Caldwell Road Tract" - Listing #4360
Frl. N $\frac{1}{2}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 1, T7S, R23W
Clark County, Arkansas,
containing 125.2 acres, more or less.

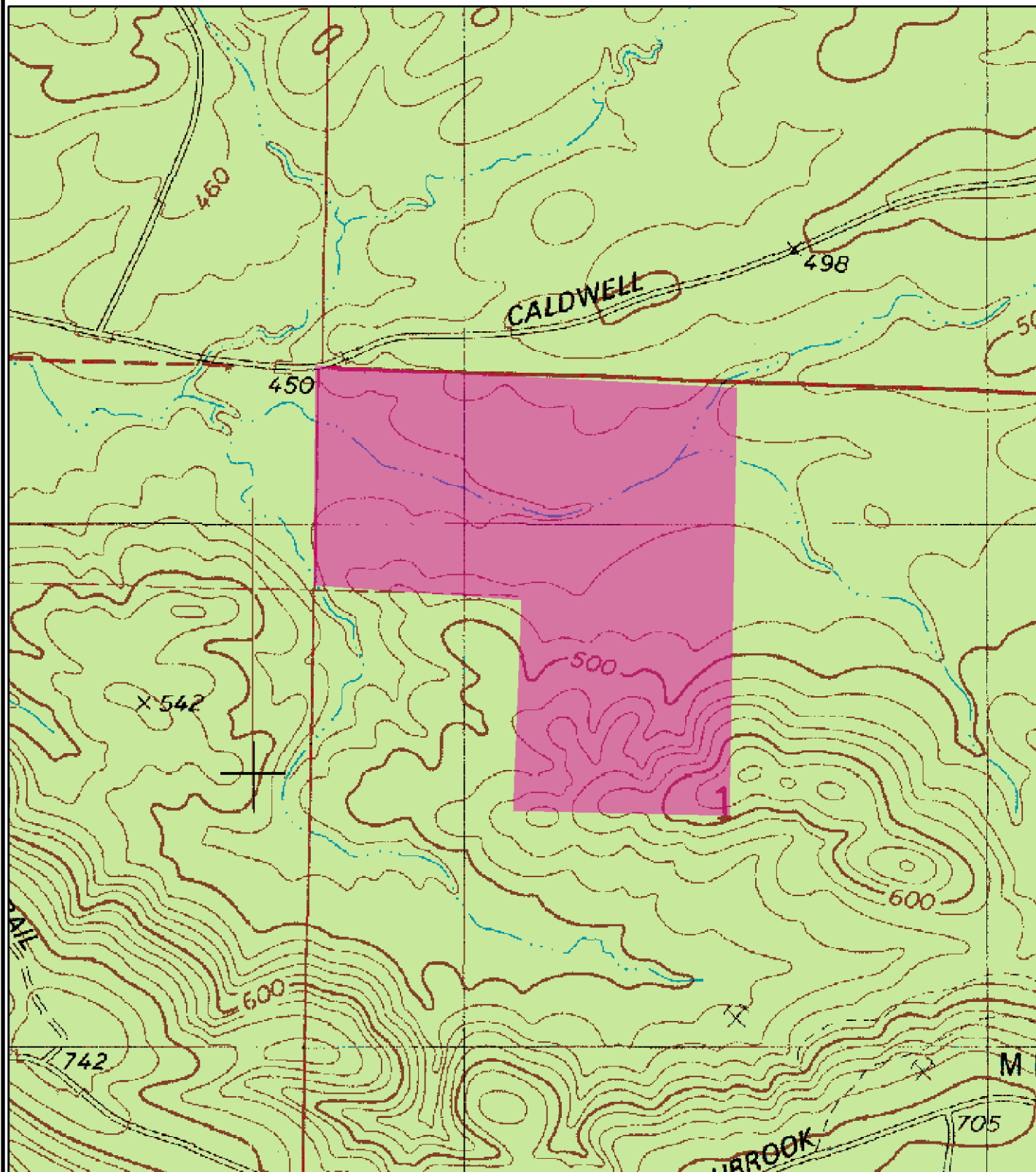


0 0.125 0.25
Miles



Created: June, 2012
Flown: 2011
Drawn By: JDT

NOTICE OF LAND SALE
"Caldwell Road Tract" - Listing #4360
Frl. N½ of NW¼, SE¼ of NW¼, Sec. 1, T7S, R23W
Clark County, Arkansas,
containing 125.2 acres, more or less.



0 0.125 0.25
Miles



Created: June, 2012
Drawn By: JDT

LAND SALE

CALDWELL ROAD TRACT (LISTING #4360)

OFFER FORM

-Please fax offer to 870-246-3341 or mail to P.O. Box 65, Arkadelphia, AR 71923-

I submit the following as an offer for the purchase of the following tract as detailed below; the tract is offered for sale at \$173,000.00.

My offer will remain valid for five business days from this date. If my offer is accepted, I am ready, willing, able and obligated to execute a more formal Contract of Sale within seven business days of owner's acceptance with earnest money in the amount of 10% of purchase price. Closing date to occur within 45 days of contract execution.

Date of Offer:

Tract Name:

CALDWELL ROAD TRACT (#4360)

Location of Tract:

Frl. N $\frac{1}{2}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 1,
Township 7 South, Range 23 West, containing a
total of 125.2 acres, more or less, Clark County,

Total Number of Acres in Tract:

125.2 acres, more or less

Amount of Offer

\$_____

Name: _____

Printed

Fax No: _____

Name: _____

Signed

Phone No: _____

Address: _____

Email: _____

City, State, Zip: _____

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341

* Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.*